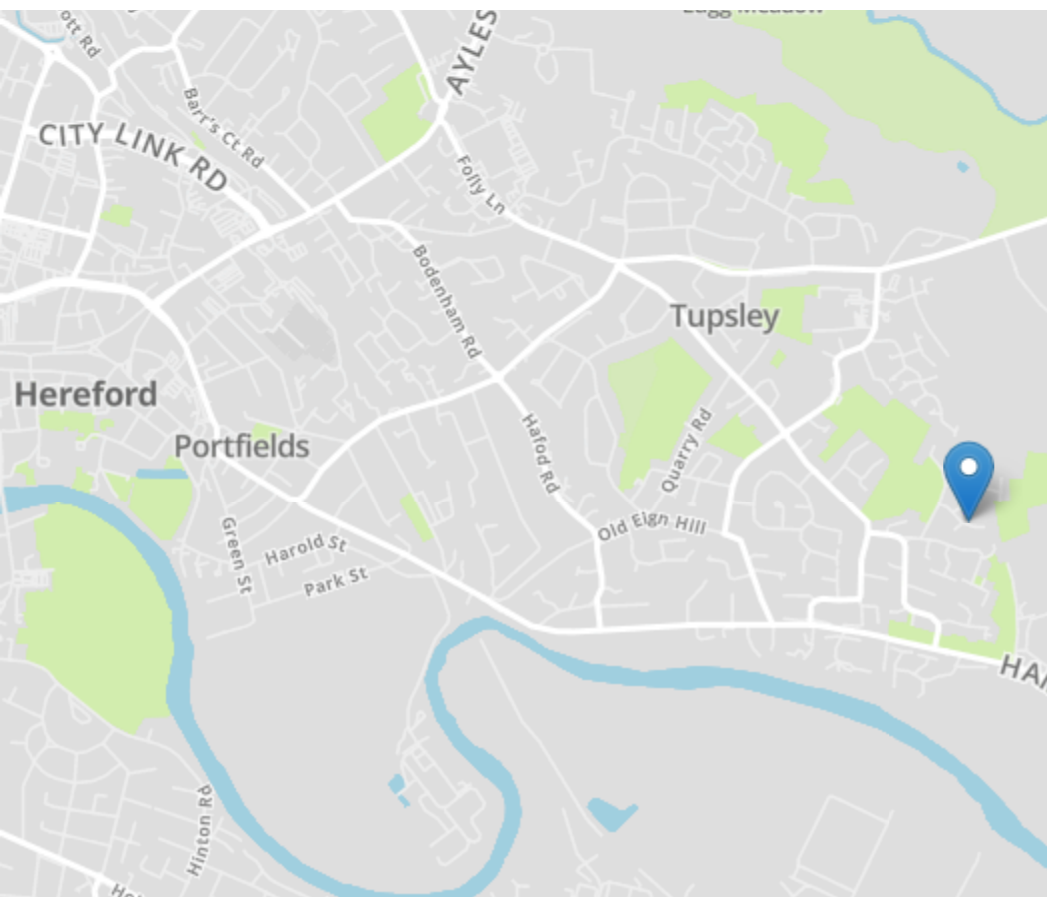




DIRECTIONS

From Hereford City head east on A438 Ledbury Road, turning right onto Eign Road B4224 which then leads onto Hampton Park Road, turn left onto Sudbury Avenue, right onto Gurney Avenue, left onto Queenswood Drive, right onto Thistledown Grove where the property can be found at the end of the cul-de-sac, as indicated by the Agents For Sale board. For those who use 'What3words' ///defeat.chair.spends



GENERAL INFORMATION

Tenure

Freehold

Services

All mains services are connected to the property

Outgoings

Council tax band 'C'

Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

MONDAY - FRIDAY 9.00 am - 5.30 pm

SATURDAY 9.00 am - 12:30 pm

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.

44 Thistledown Grove
Hereford HR1 1AZ

£235,000



• 2 bedroom semi detached house • Fully decorated • New kitchen, bathroom, central heating and double glazing

Hereford 01432 343477

Ledbury 01531 631177



OVERVIEW

This immaculate property has been fully decorated throughout, and offers new central heating, new kitchen, new bathroom, double glazing, new carpets, and offers lounge/dining room, kitchen, two bedrooms, shower room, garden, garage and off road parking.

Located in a cul-de-sac within the highly sought after area of Hampton Dene, approximately 2 miles east of Hereford City centre. Many amenities can be found within the local area including choice of shops, highly sought after schools, doctors surgery and pharmacy, nearby playing field and childrens park and for those who require it a regular bus service to the city.

In more detail the property comprises:

Canopy Entrance Porch

Sensor exterior light.

Composite front door leads to:

Kitchen

2.388m x 3.872m (7' 10" x 12' 8")

Brand new kitchen comprising, lots of storage wall and base fitted units, 1.5 sink and drainer with mixer tap over, Beko electric oven at chest height, Beko 4 ring gas hob, Cooke and Lewis cooker hood, roll top working surfaces, large tiled floor, radiator, newly fitted wall mounted Worcester combi boiler, spot lights above, internal door to the garage, and double glazed window to the front elevation.

Door to:

Lounge/Dining

5.12m x 3.61m (16' 10" x 11' 10")

With newly fitted floor to ceiling double glazed windows and doors overlooking the rear, oak laminate flooring, ceiling light point, TV, telephone point and radiator.

From the lounge/dining room stairs lead to:

FIRST FLOOR

Landing

Bedroom 1

3.48m x 4.0m (11' 5" x 13' 1")

Having carpet flooring, ceiling light point, radiator and double glazed window overlooking the rear elevation across open fields.

Bedroom 2

3.18m x 2.07m (10' 5" x 6' 9")

Having radiator, carpet flooring, ceiling light point, built-in double storage cupboard, and double glazed window overlooking the front elevation.

Shower Room

Having corner shower unit with sliding glass doors, electric shower over, large ladder style towel rail/radiator, wash hand basin with storage underneath, fully tiled walls, Lino flooring, spot lights above, low level WC, and double glazed obscure glass overlooking the rear elevation.

OUTSIDE

Situated on a corner position the property is approached over a gravel area from the front, which is boundaried by fencing and has an array of flowering, shrubby borders, and in turn has parking spaces which leads up to the garage and gives access to the front door. To the rear of the property there is a patio area directly off the french doors, and around the garden boundary there is slate/stone giving the garden a lovely frame, plus the added benefit of a rear access which leads onto Hollywell Gutter lane which for those who wish can have beautiful countryside walks.

Garage

2.6m x 5.05m (8' 6" x 16' 7")

Having up and over door, power, light, concrete floor, single glazed door to the rear garden and storage above.

Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.



At a glance...

- Kitchen 2.388m x 3.872m (7' 10" x 12' 8")
- Lounge/Dining Room 5.12m x 3.61m (16' 10" x 11' 10")
- Bedroom 1. 3.48m x 4.0m (11' 5" x 13' 1")
- Bedroom 2. 3.18m x 2.07m (10' 5" x 6' 9")
- Garage 2.6m x 5.05m (8' 6" x 16' 7")

And there's more...

- Popular residential location
- Overlooking fields
- Garage and garden